

# enfields



Flat 10, 21 Jefferson Avenue, Poole, BH15 4FN

£280,000

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Take a look at this delightful two-bedroom, two-bathroom top-floor apartment is ideally located close to fantastic amenities, Hamworthy beach, and superb schools all within sensible walking distance. The home offers picturesque views over the Twin Sails Bridge and Holes Bay via floor-to-ceiling windows both in the main kitchen/living room and bedrooms.

Upon entering, you are immediately greeted by the large entrance hallway with handy cupboard storage that conveniently features plumbing for a washing machine. Continuing through are two generous-sized double bedrooms, one master bedroom with a luxury en-suite, and a second small double bedroom just across the hall from the main bathroom.

Both bathrooms include luxury modern fittings and have been well maintained to a high standard. The main family bathroom features a paneled bath with a shower overhead, toilet, basin, large mirror, and heated towel. The en-suite does not include a bath, but a generous-sized walk-in shower with glass sliding doors.

The heart of the home is undoubtedly the open-plan kitchen/living room. Starting in the kitchen, hosts high-quality gloss wall and base-mounted units with an integrated dishwasher, fridge/freezer, oven, and induction hob. The living room boasts two large windows and two floor-to-ceiling windows one of which is a Juliet balcony creating a bright and airy space to relax and entertain guests. The Juliet balcony offers stunning North-facing views looking out onto Upton Lake.

#### **Local Amenities:**

- Hamworthy Beach, Café & Park, 0.8 miles, 3-minute drive or 17-minute walk.
  - Poole Yacht Club, 0.8 miles, 14-minute walk.
  - Hamworthy Football Club, 0.5 miles, 10-minute walk.
- Ham Common Nature Reserve, 1.7 miles, 7-minute drive.
  - Lake Beach, 1.7 miles, 7-minute drive.

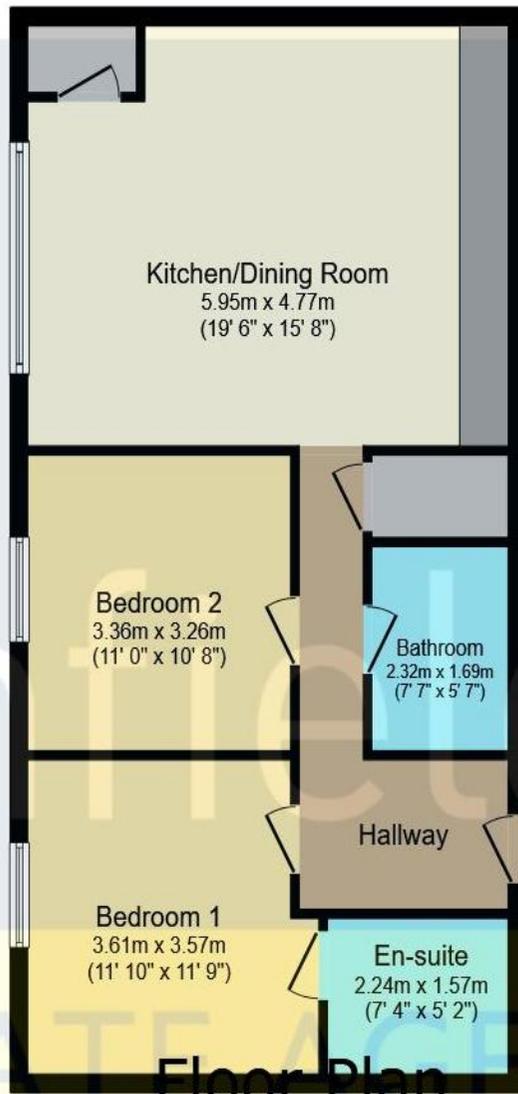
#### **Schools:**

- The Cornerstone Academy, 0.6 miles, 13-minute walk.
  - Muddy Boots Nursery, 0.6 miles, 14-minute walk.
- Hamworthy Park Junior School, 0.7 miles, 15-minute walk.
- Little Angels Nursery, 1.0 mile, 22-minute walk or a 4-minute drive.

#### **Important Information:**

- Lease Length: 150 years from January 2018, with approximately 143 years remaining (to be verified by a solicitor)
  - Service Charge: £1,900 per annum (buildings insurance included)
- One allocated parking space with approximately 30 visitor parking spaces in the Carters Quay development.
  - Ground Rent: £260 per annum.
  - Management Company: Ringley.
  - EPC: B - Council Tax Band: C- £1,909.11
- Rentals: Both long-term rentals and holiday lets are permitted.

Whether you're looking to relocate to the quiet residential area of Hamworthy, buy your first home, or are an investor on the lookout for your newest purchase, we would love to hear from you! Call our friendly and experienced team now to arrange a viewing on 01202 933 555.



**Floor Plan**  
Floor area 70.8 m<sup>2</sup> (762 sq.ft.)

**Kitchen/Dining Room, 19' 6" x 15' 8" (5.94m x 4.77m)**

**Bedroom One, 11' 10" x 11' 9" (3.60m x 3.58m)**

**Bedroom Two, 11' 0" x 10' 8" (3.35m x 3.25m)**

**En-suite, 7' 4" x 5' 7" (2.23m x 1.70m)**

**Bathroom, 7' 7" x 5' 7" (2.31m x 1.70m)**

Score	Energy rating	Current	Potential
92+	A		
81-91	B	83 B	83 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

TOTAL: 70.8 m<sup>2</sup> (762 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io





The agents have not tested any apparatus, equipment, fittings or services and so cannot verify that they are in working order, the buyer is advised to obtain verification from their Solicitor or Surveyor. Items shown in photographs are not necessarily included in the sale. The room measurements are given for guidance only and should not be relied upon when ordering such items as furniture, appliances and carpets. While we endeavour to make sales particulars accurate and reliable, they are only a general guide to the property and accordingly, if there is any point which is of particular importance to you, please contact the office and they will be pleased to check the position for you, especially if you are contemplating traveling some distance to view a property. Any mention of parking, allocated parking or off road has not been checked by the agent and the buyer is advised to seek verification from their legal representative. Confirmation of these draft property particulars is currently awaited from the vendor, therefore you are notified that the Agent holds no responsibility for any inaccuracies that may be contained within.